

3701 BIRCH ST

NEWPORT BEACH, CA 92660

THE AESTHETIC CENTERS PLASTIC SURGERY
COOLSCULPTING

3701 Birch St



**BEVERLYHILLS
PLASTIC SURGEONS**

FOR LEASE

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

Lee & Associates is proud to present an opportunity to lease a beautiful, high image medical space, located at 3701 Birch St, in the city of Newport Beach. The property is in the desirable Airport Area submarket, at the signalized intersection of Bristol St. N., and Birch St., with front exposure facing the 73. The property is easily accessible from the 73, 405 and 55 freeways. The following medical suites are available: Suite 100 (3,935 SF) and Suite 150 (2,600 SF). The available suites are located on the second floor, which is supported by a covered parking structure on the first floor. The suite is accessible via multiple staircases and a centrally located elevator. Most of the rooms in the suites are window-lined. From the ground floor, the elevator opens to a beautiful common area lobby on the second floor. The building offers ample parking, building signage and is near several amenities (shopping, casual dining, and hotels).

PROPERTY HIGHLIGHTS

- 2-story Medical building
- Prestigious Newport Beach address
- Free Ample Parking
- Corner of Birch St. and Bristol St. N.
- Excellent access
- Within a 2 minute drive to John Wayne Airport
- 50,000+ cars per day on Birch Street
- 40,000+ cars per day on Bristol Street

3701 BIRCH ST
NEWPORT BEACH, CA 92660



FLOOR PLAN

3701 BIRCH ST

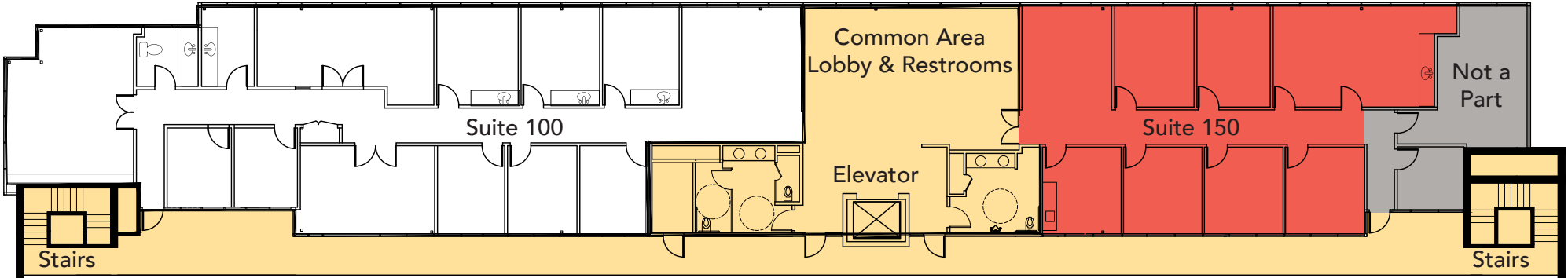
NEWPORT BEACH, CA 92660

- Suite 100 - ±3,935 SF

Common Areas
- Suite 150 - ±2,600 SF

Not a Part

The entire floor is 6,535 SF. If tenant leases the entire floor, the lobby and restrooms will become exclusive, for the tenant's private use.





SOUTH COAST PLAZA
bloomingdale's ★ macy's
WOLFGANG PUCK LAURRY'S CARVERY 鼎泰豐

JOHN WAYNE AIRPORT
ORANGE COUNTY

IRVINE BUSINESS COMPLEX

LYON AIR MUSEUM

HYATT REGENCY

Bistango
WINE & BEER RESTAURANT

OCEAN FAIR EVENT CENTER

POMO OLIVE
Mediterranean Cuisine

BENIHANA
EXPERIENCE THE ORIGINAL

RENAISSANCE
NEWPORT BEACH HOTEL

Healthy HB BISTRO

poké

MOULIN Go Go

VANGUARD UNIVERSITY

3701 BIRCH ST
NEWPORT BEACH, CA 92660

MARRIOTT

Starbucks

UNIVERSITY RESEARCH PARK

UCI University of California, Irvine

EAST SIDE COSTA MESA

EAST BLUFF

DEMOGRAPHICS

POPULATION



1 mile.....	5,514
3 mile	175,595
5 mile	451,531

TOTAL HOUSEHOLDS



1 mile	2,397
3 mile	67,977
5 mile	162,490

AVERAGE HH INCOME



1 mile.....	\$142,819
3 mile	\$136,323
5 mile	\$147,743



3701 BIRCH ST
NEWPORT BEACH, CA 92660

CAMPUS DRIVE

BRISTOL STREET N (40,000 CARS PER DAY)



BIRCH STREET (50,000 CARS/DAY)

EXTERIOR PHOTO



EXTERIOR PHOTOS



COMMON AREA LOBBY AND RESTROOMS



SUITE 100

RECEPTION



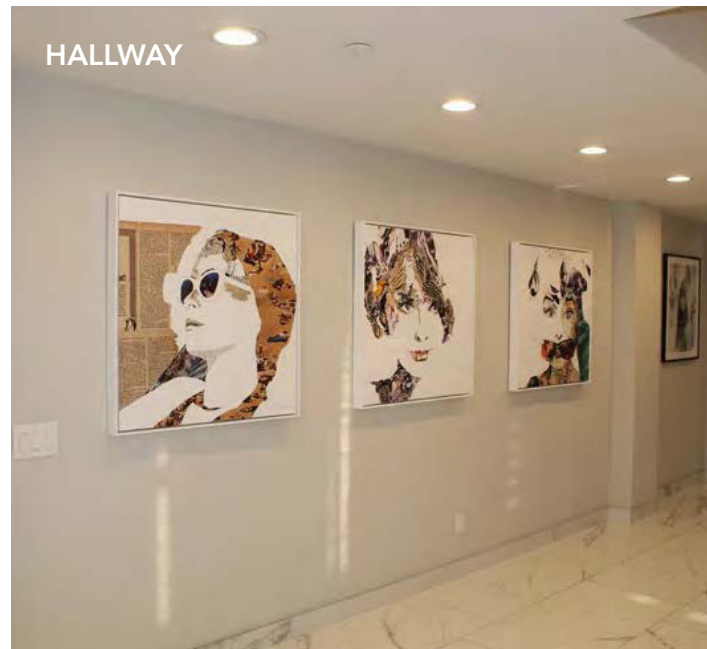
TYPICAL OFFICE/TREATMENT ROOM



HALLWAY



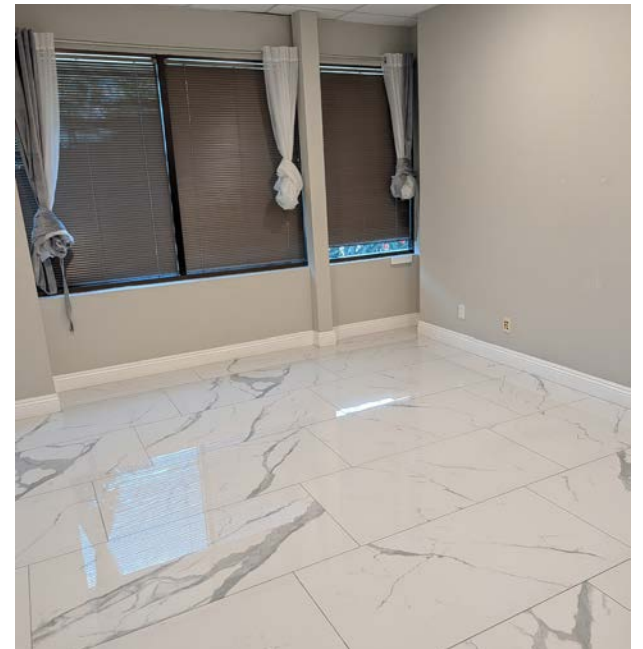
HALLWAY



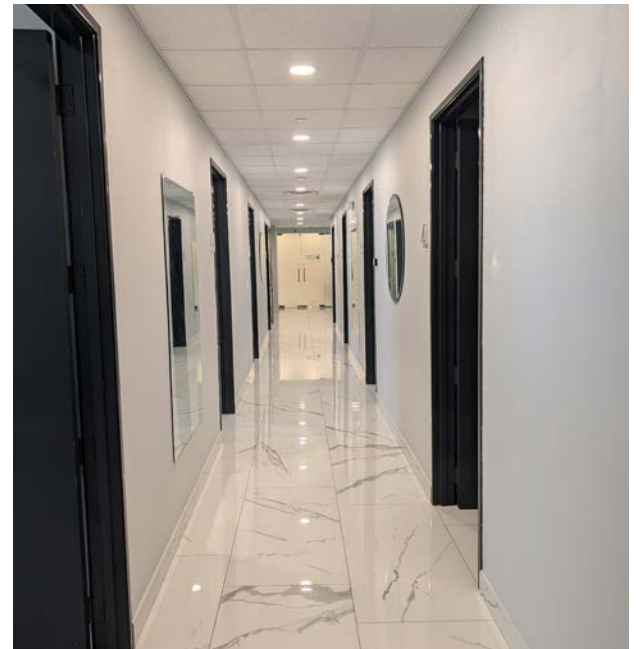
RESTROOM



SUITE 150



SUITE 150



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